

**City of Greensboro Planning Department  
Zoning Staff Report  
April 10, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** B  
**Location:** 2317 Wilcox Drive (Northwest quadrant of Wilcox Drive and Pineneedle Drive)  
**Applicant:** Joseph Mathes  
**Owner:** Joseph Mathes  
**From:** RS-12  
**To:** RS-9  
**Conditions:** N/A

SITE INFORMATION	
<b>Maximum Developable Units</b>	2
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Single Family Dwelling
<b>Acreage</b>	0.52
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	Co. RS-30
<i>South</i>	Single Family	RS-12
<i>East</i>	US 29	RS-12
<i>West</i>	Single Family	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

<b>DIFFERENCES BETWEEN RS-12 (EXISTING) AND RS-9 (PROPOSED) ZONING DISTRICTS</b>	
<b>RS-12:</b>	Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
<b>RS-9:</b>	Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Wilcox Drive – Collector Street, Pineneedle Drive – Collector Street.
<b>Site Access</b>	Residential driveways.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

### CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

### STAFF COMMENTS

**Planning:** The RS-9 area on Wilcox Drive at Low Meadow Lane was rezoned from RS-12 by the Zoning Commission in June 1998.

A 0.47-acre tract on the south side of Martin Avenue northwest of the subject property was rezoned from RS-12 to RS-9 by the Zoning Commission in February 2002.

Two lots on the north side of Wilcox Drive at Pineway Drive just west of the subject property were proposed for RS-7 zoning. The Zoning Commission, by a 5 to 4 vote, made a favorable recommendation on this request in February 2004. The Planning Department recommended in favor of that RS-7 request, stating that it was compatible with the Low Residential land use classification and with the RS-5 zoning west and north of those lots. Staff pointed out that the request was consistent with Connections 2025 objectives of promoting compact urban development and providing affordable housing opportunities. However, the City Council denied that request in March 2004.

This area features a diversity of lot sizes and zoning classifications. Within a 700-foot radius of the subject property, residential zoning designations consist of RS-30 (County), RS-12, RS-9, RS-5 and RM-12.

This request is compatible with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is consistent with Comprehensive Plan policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.